



DEVELOPMENT APPLICATION

PDPLANPMTD-2024/041868

PROPOSAL: Additions & Alterations

LOCATION: 63 Kennedy Drive, Cambridge (with access over 67 Kennedy Drive, Cambridge)

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 15 April 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 15 April 2024. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 15 April 2024.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at www.ccc.tas.gov.au or at the Council offices.

Clarence City Council



APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

The personal information on this form is required by Council for the development of land under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and other related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend your personal information at any time. How we use this information is explained in our **Privacy Policy**, which is available at www.ccc.tas.gov.au or at Council offices.

Proposal:

NEW HARDSTAND & TANK INSTALLATION

Location:

Address..... 63 KENNEDY DRIVE & 67 KENNEDY DRIVE (shared access way)
Suburb/Town CAMBRIDGE Postcode 7170

Current Owners/s:

Applicant:

Personal Information Removed

Tax Invoice for application fees to be in the name of: (if different from applicant)

Estimated cost of development

\$ 185,000

Is the property on the Tasmanian Heritage Register?

Yes

No

(if yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal)

If you had pre-application discussions with a Council Officer, please give their name

n/a

Current Use of Site:

Resource Processing (beverage production)

Does the proposal involve land administered or owned by the Crown or Council?

Yes

No


Declaration:

- *I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.*
- *I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application*
- *I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached. Where the application is submitted under Section 43A, the owner's consent is attached.*
- *I declare that the information in this declaration is true and correct.*

Acknowledgement:

- *I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.*

Applicant's
Signature:

 21/12/23
Signature.....Date.....

**PLEASE REFER TO THE DEVELOPMENT/USE AND SUBDIVISION CHECKLIST
ON THE FOLLOWING PAGES TO DETERMINE WHAT DOCUMENTATION MUST
BE SUBMITTED WITH YOUR APPLICATION.**

Documentation required:

1. **MANDATORY DOCUMENTATION**

This information is required for the application to be valid. An application lodged without these items is unable to proceed.

- Details of the location of the proposed use or development.
- A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- Full description of the proposed use or development.
- Description of the proposed operation.
May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.
- Declaration the owner has been notified if the applicant is not the owner.
- Crown or Council consent (if publically-owned land).
- Any reports, plans or other information required by the relevant zone or code.
- Fees prescribed by the Council.

Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.

2. **ADDITIONAL DOCUMENTATION**

In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.

- Site analysis plan and site plan**, including where relevant:
 - *Existing and proposed use(s) on site.*
 - *Boundaries and dimensions of the site.*
 - *Topography, including contours showing AHD levels and major site features.*
 - *Natural drainage lines, watercourses and wetlands on or adjacent to the site.*
 - *Soil type.*
 - *Vegetation types and distribution, and trees and vegetation to be removed.*
 - *Location and capacity of any existing services or easements on/to the site.*
 - *Existing pedestrian and vehicle access to the site.*
 - *Location of existing and proposed buildings on the site.*
 - *Location of existing adjoining properties, adjacent buildings and their uses.*
 - *Any natural hazards that may affect use or development on the site.*
 - *Proposed roads, driveways, car parking areas and footpaths within the site.*
 - *Any proposed open space, communal space, or facilities on the site.*
 - *Main utility service connection points and easements.*
 - *Proposed subdivision lot boundaries.*

Clarence City Council

DEVELOPMENT/USE OR SUBDIVISION CHECKLIST



- Where it is proposed to erect buildings, **detailed plans** with dimensions at a scale of 1:100 or 1:200 showing:
 - *Internal layout of each building on the site.*
 - *Private open space for each dwelling.*
 - *External storage spaces.*
 - *Car parking space location and layout.*
 - *Major elevations of every building to be erected.*
 - *Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.*
 - *Relationship of the elevations to natural ground level, showing any proposed cut or fill.*
 - *Materials and colours to be used on rooves and external walls.*
- Where it is proposed to erect buildings, a plan of the proposed **landscaping** showing:
 - *Planting concepts.*
 - *Paving materials and drainage treatments and lighting for vehicle areas and footpaths.*
 - *Plantings proposed for screening from adjacent sites or public places.*
- Any additional reports, plans or other information required by the relevant zone or code.

This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact Council's Planning Officers on (03) 6217 9550 who will be pleased to assist.

SEARCH OF TORRENS TITLE

VOLUME 137290	FOLIO 1
EDITION 5	DATE OF ISSUE 27-Jun-2021

SEARCH DATE : 21-Dec-2023
SEARCH TIME : 04.15 PM

DESCRIPTION OF LAND

City of CLARENCE
Lot 1 on Sealed Plan 137290
Derivation : Part of 1,654 Acres Gtd. to R.Pitcairn & Anr.
Prior CT 135340/1

SCHEDULE 1

M769796 TRANSFER to TASMANIAN VINTNERS PTY LTD Registered
01-Aug-2019 at 12.01 PM

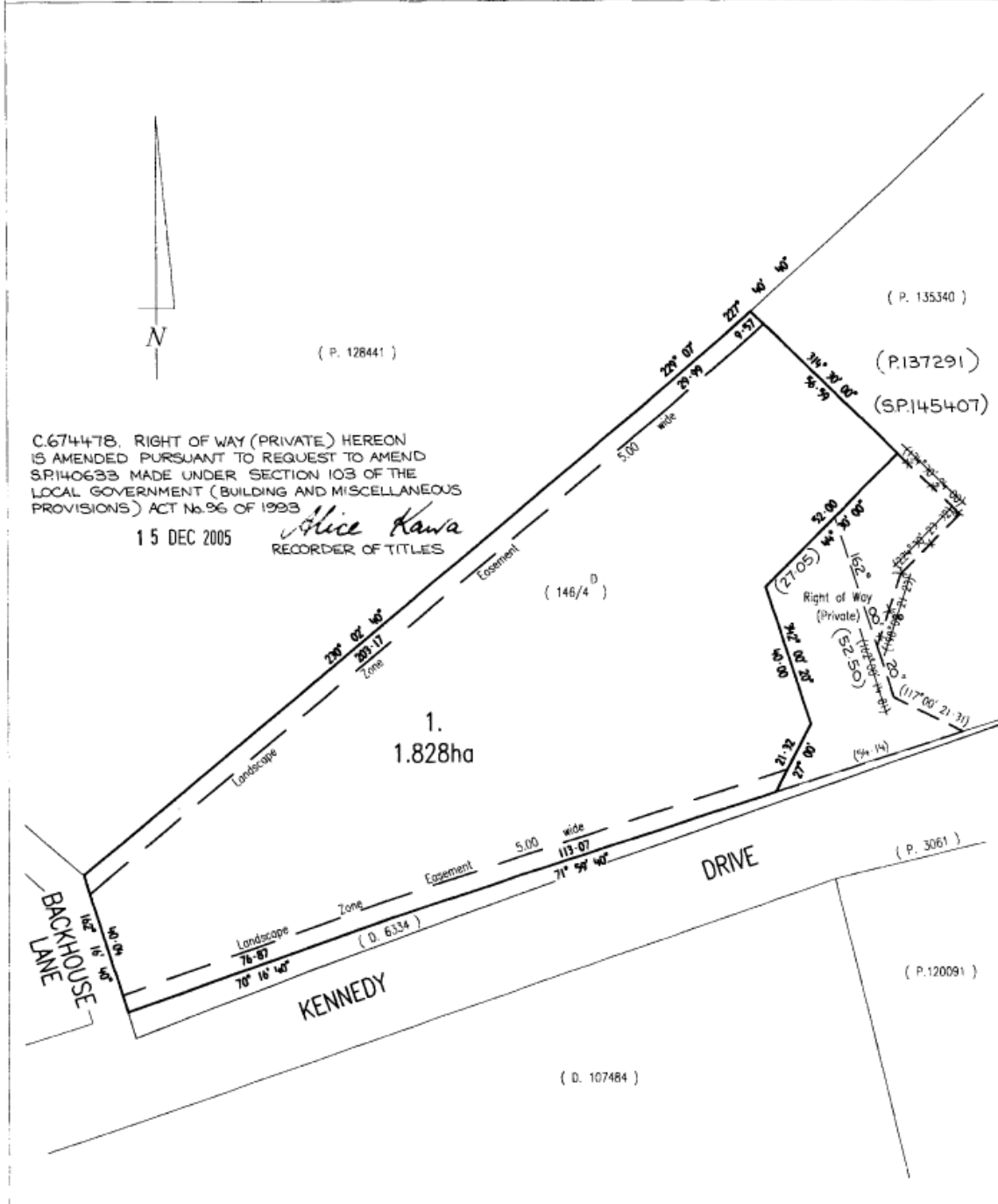
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 137290 EASEMENTS in Schedule of Easements
SP 137290 COVENANTS in Schedule of Easements
SP 137290 FENCING COVENANT in Schedule of Easements
B653478 INSTRUMENT Creating Restrictive Covenants Registered
28-Jun-1993 at 12.01 PM
M893091 MORTGAGE to Commonwealth Bank of Australia
Registered 27-Jun-2021 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER Aerotechnology Pty. Ltd.		PLAN OF SURVEY BY SURVEYOR J.B.MEDBURY J.B.MEDBURY P/L SURVEYORS OF 224 CAMPBELL STREET, HOBART		REGISTERED NUMBER SP137290	
FOLIO REFERENCE F.R.135340/1				APPROVED EFFECTIVE FROM 10 APR 2002	
GRANTEE Part of 1654 acres granted to Richard Pitcairn and Thomas Young		LOCATION CITY OF CLARENCE		<i>Alice Kawa</i> Recorder of Titles	
MAPSHEET MUNICIPAL CODE No. 107 (5225-25)		LAST UP! No. GHV75	LAST PLAN No. P135340	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	



SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 137290

PAGE 1 OF 3 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Lot 1 on the Plan is subject to ~~rights~~ of drainage (appurtenant to the balance) over the land marked Landscape Zone ~~& Drainage~~ Easement 5.00 wide on the Plan.

~~Lot 1 on the Plan is subject to a landscape easement (appurtenant to the balance) over the land marked Landscape Zone 5.00 wide on the Plan.~~

Lot 1 on the Plan is together with a right of carriageway (appurtenant to the balance) over the land marked Right of Way - Private on the Plan.

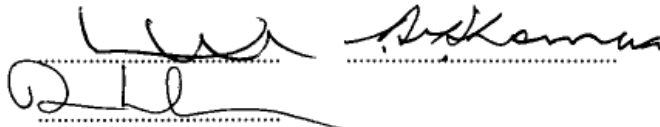
NOISE EASEMENT

The Lot shown on the Plan is SUBJECT TO the right (appurtenant to folio of the register volume 112358 folio 1 hereinafter called "the Dominant Land") of transmitting into and across the said Lot such noise and vibration as might arise from the proper use and operation by the occupier from time to time of the Dominant Land of a Schedule Airport under section 3(1) of the Federal Airports Corporation Act 1986 on the Dominant Land.

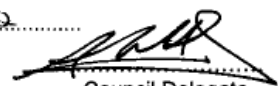
COVENANTS

The Owner of the Lot shown on the Plan covenants with the Vendor Aerotechnology Pty Ltd and the owner or owners of the Balance to the intent that the burden of this covenant may run with and bind the covenantor's lot and every part thereof and that the benefit of this covenant shall be annexed to and devolve with each and every part of the Balance:

Signed by Aerotechnology Pty Ltd:
COMMONWEALTH BANK
Signed by Trust Bank



(USE ANNEXURE PAGES FOR CONTINUATION)


SUBDIVIDER: Aerotechnology Pty Ltd FOLIO REF: 135340/1 SOLICITOR & REFERENCE: Toomey Maning & Co. (Curtis Browne)	PLAN SEALED BY: Clarence City Council DATE: 3.4.2009 521956/407 REF NO.  Council Delegate
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

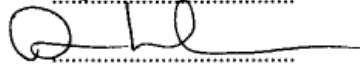
ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 3 PAGES	Registered Number SP137290
SUBDIVIDER: Aerotechnology Pty Ltd FOLIO REFERENCE: 135340/1	

1. Not to conduct any business on the Lot which:
 - 1.1 is not compatible with airport operations or is a use not directly incidental to such operations;
 - 1.2 involves a process or processes or generates waste which is conducted in such a way as to attract birds, insects, vermin or wildlife;
 - 1.3 in the reasonable opinion of Council uses or would use an excessive amount of water in its operation.
2. Not to use the Lot for residential purposes.
3. Not to erect any building on the Lot without a Planning Permit from Council.
4. Not to allow any development on the Lot which is in contravention of Council's approved Development Control Plan for the site known as Cambridge Airport, without the prior written consent of Council.
5. Not to develop any part of the Lot within the area marked on the Plan as "Landscape Zone Easement 5.00 m Wide" other than by way of driveway and services access and landscaping.
6. Not to develop any part of the Lot within the area marked on the Plan as "Landscape Zone Easement 5.00 m wide".
7. Not to erect any building on the Lot the external materials of which are unpainted metal or contrast rather than blend with the rural environment.
8. Not to do anything on the Lot including the erection of any building or structure which contravenes any statute or regulation in force at the time controlling building or other activities on or near an airport or aerodrome.

"Balance" means the land comprised in folio of the Register volume 135340 folio 1 excepting the Lot shown in the Plan.

"Council" means the Clarence City Council.

Signed by Aerotechnology Pty Ltd: 

Signed by ~~Trust Bank~~ **COMMONWEALTH BANK**: 

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.


ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 3 PAGES	Registered Number SP137290
SUBDIVIDER: Aerotechnology Pty Ltd FOLIO REFERENCE: 135340/1	

FENCING COVENANT

In respect of each Lot on the Plan, the Vendor Aerotechnology Pty Ltd shall not be required to fence.

THE COMMON SEAL of AEROTECHNOLOGY)
PTY LTD (ACN 009 510 847) as registered)
 proprietor of the land comprised in Certificate of)
 Title Volume 135340 Folio 1 was hereunto affixed)
 in the presence of:)



.....
 Director


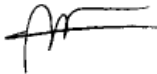
 Director/Secretary

COMMONWEALTH

SIGNED on behalf of TRUST BANK being the)
 registered proprietor of Mortgage Registered No.)
 B653477 affecting Certificate of Title Volume)
 135340 Folio 1 in the presence of:)

SIGNED, SEALED & DELIVERED on behalf of
COMMONWEALTH BANK OF AUSTRALIA
 by its duly constituted Attorney

DARREN GRAEME WILCOX
 under Power of Attorney No. 6915658
 who hereby certifies that he has received no
 notice of revocation of the said Power and
 in the presence of:

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

SEARCH OF TORRENS TITLE

VOLUME 145407	FOLIO 16
EDITION 4	DATE OF ISSUE 26-Mar-2019

SEARCH DATE : 20-Feb-2024

SEARCH TIME : 08.39 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 16 on Sealed Plan 145407

Derivation : Part of 1,654 Acres Gtd. to R.Pitcairn & Anr.

Prior CT 140633/1

SCHEDULE 1

E130850 TASMANIAN NETWORKS PTY LTD Registered 26-Mar-2019
at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP145407 EASEMENTS in Schedule of Easements

SP145407 COVENANTS in Schedule of Easements

SP145407 FENCING PROVISION in Schedule of Easements

SP140633 COVENANTS in Schedule of Easements

C686911 AGREEMENT pursuant to Section 71 of the Land Use

Planning and Approvals Act 1993 Registered

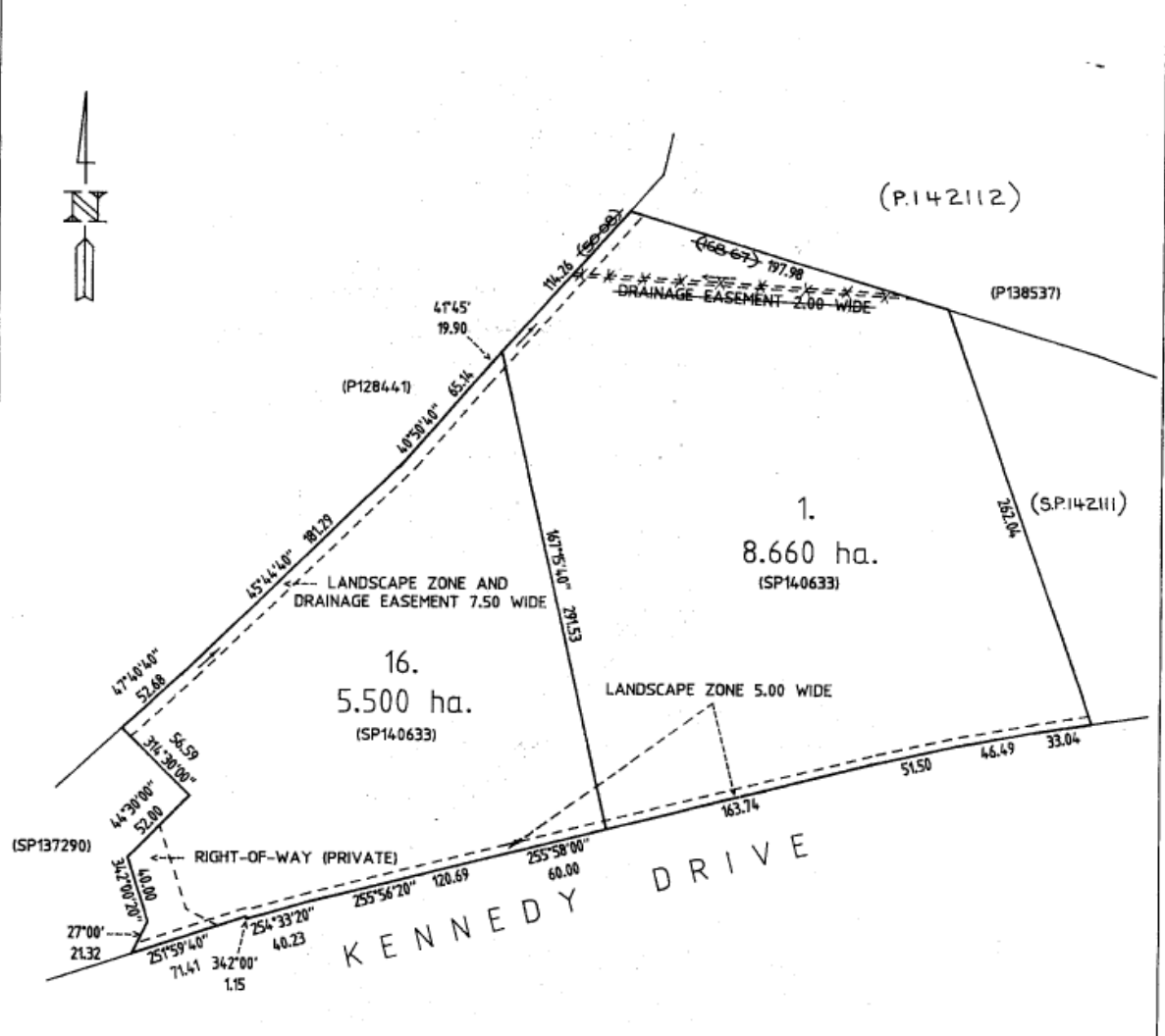
02-Dec-2005 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: XIN YAN PTY LTD		PLAN OF SURVEY BY SURVEYOR Anthony Owen Carrick Brooks Lark & Carrick, Surveyors 175 Collins Street Hobart CITY OF CLARENCE SCALE 1:2500	REGISTERED NUMBER SP145407
FOLIO REFERENCE: C.T.140633/1			APPROVED EFFECTIVE FROM 15 DEC 2005 <i>Alice Kawa</i> Recorder of Titles
GRANTEE: PART OF 1654 ACRES GRANTED TO ROBERT PITCAIRN & THOMAS YOUNG		MAPSHEET MUNICIPAL CODE No. 107 (5225-25)	LAST UPI No. GHV75
		LAST PLAN No. SP 140633	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

LOT 1 COMPILED FROM CT 140633/1 AND THIS SURVEY.



C.731954 : DRAINAGE EASEMENT 2.00 WIDE WITHIN LOT 1
DELETED PURSUANT TO REQUEST TO AMEND SP.145407
MADE UNDER SECTION 103 OF THE LOCAL GOVERNMENT
(BUILDING & MISCELLANEOUS PROVISIONS) ACT No.96 OF 1993
Alice Kawa
RECORDER OF TITLES
- 4 OCT 2006

[Signature]
COUNCIL DELEGATE
23-11-05
DATE

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP145407

PAGE 1 OF 4 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

~~Lot 1 and 16 are subject to a landscape zone 5.00 wide and a landscape zone 7.5 wide. Lot 16 is subject to a right of way (private).~~

COVENANTS

SEE PAGES 3 & 4 FOR EASEMENTS & COVENANTS

~~The Owner of each Lot shown on the Plan covenants with the Vendor, Xin Yan Pty. Ltd. and the owners for the time being of every other Lot shown on the Plan to the intent that the burden of this covenant may run with and bind the Covenantors Lot and every part thereof that the benefit therefore shall be annexed to and devolve with each and every part of every other Lot to observe the following stipulations:-~~


- ~~(a) Business activities which involve processes or generation of waste are to be conducted in such a manner as to not attract birds, insects, vermin or wildlife;~~
- ~~(b) No business is to be conducted on the lots which, in the opinion of Council, shall use excessive water in its operation;~~
- ~~(c) The lots are not to be used for residential purposes;~~
- ~~(d) No business is to be conducted on the lots which is not compatible with airport operations or is a use directly incidental to such operations;~~
- ~~(e) External building materials of all buildings to be erected on the lots to be of types and colours that will blend rather than contrast with the rural environment. Unpainted metal surfaces will not be approved.~~
- ~~(f) No building is to be erected unless it has received a Planning Permit from Council;~~
- ~~(g) No development is to occur in contravention of the approved Development Control Plan unless otherwise approved by Council;~~
- ~~(h) No development (other than landscaping and driveway access) is to occur within 5m of Kennedy Drive boundary and the north-western boundary of that land within Areas A and B designated on the approved plan (shown on attached plan marked Attachment 1);~~

WITHIN 7.5 METRES OF

FENCING AND OTHER PROVISIONS


~~The Vendor Xin Yan Pty. Ltd. shall not be required to fence any of the Lots shown on the Plan and following transfer shall not be required to maintain or repair any crossover, drainage or works referred to herein including mains, water and sewerage connections, and headworks, charges and costs relating to transfer by way of acquisition.~~

(USE ANNEXURE PAGES FOR CONTINUATION)

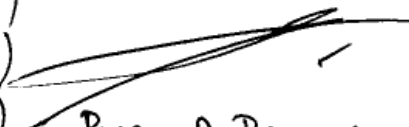
SUBDIVIDER: XIN YAN PTY LTD FOLIO REF: 140633/1 SOLICITOR & REFERENCE: HUNNIFORDS	PLAN SEALED BY: DATE: REF NO. <div style="text-align: right; margin-top: 10px;">  Council Delegate </div>
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 4 PAGES 4	Registered Number SP145407
SUBDIVIDER: XIN YAN PTY LTD FOLIO REFERENCE: 140633 /1	

Executed by XIN YAN PTY. LTD.)
 (ACN 083 292 433) the registered)
 owner of the land comprised in)
 Certificate of Title Volume 140633)
 Folio 1 pursuant to the Corporations)
 Act 2001 by its ATTORNEY)
 ALEX KUXI QVO pursuant)
 to Power of ATTORNEY)
 PA 1227F who hereby)
 declares that he has)
 received no notice of)
 the revocation thereof)
 in the presence of)



.....
 ALEX KUXI QVO
 Director/Secretary



RONALD A. BROOKS
 REGISTERED SURVEYOR
 175 COLLINS ST
 HOBART TAS.

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 4 PAGES</p>	<p>Registered Number</p> <p>SP145407</p>
<p>SUBDIVIDER: - XIN YAN PTY LTD</p> <p>FOLIO REFERENCE: - 140633/1</p>	
<p>EASEMENTS</p> <p>Lot 16 on the Plan is subject to a right of carriageway (appurtenant to Lot 1 on Sealed Plan No. 137290) over the Right of Way (Private) on the plan.</p> <p>Lots 1 and 16 on the Plan are each subject to a right of drainage for the Clarence City Council (and appurtenant to Lot 1 on Plan No. 140634) over the Landscape Zone & Drainage Easement 7.50 wide on the plan.</p> <p>Lot 1 on the Plan is subject to a right of drainage for the Clarence City Council (and appurtenant to Lot 1 on Plan No. 140634) over the Drainage Easement 2.00 wide on the plan.</p> <p style="font-size: small;">Drainage Easement 2.00 wide hereon deleted by me pursuant to Request to Amend No. C731954 made under Section 103 of Local Government (Building & Miscellaneous Provisions) Act 1993 <i>Assoc. Kawa</i> - 4 OCT 2006 Recorder of Titles</p> <p>NOISE EASEMENT</p> <p>Lots 1 and 16 on the Plan are each SUBJECT TO the right (appurtenant to folio of the register volume 112358 folio 1 hereinafter called "the Dominant Land") of transmitting into and across the said Lots such noise and vibration as might arise from the proper use and operation by the occupier from time to time of the Dominant Land of a Schedule Airport under section 3(1) of the Federal Airports Corporation Act 1986 on the Dominant Land.</p> <p>COVENANTS</p> <p>The owner of each lot shown on the plan covenants with the Vendor Xin Yan Pty. Ltd. and the owner for the time being of every other lot shown on the plan to the intent that the burden of this covenant may run with and bind the covenantors lot and every part thereof and that the benefit shall be annexed to and devolve with each and every part of every other lot shown on the plan to observe the following stipulation, namely:</p> <ol style="list-style-type: none"> 1. Not to conduct any business on the lot which: <ol style="list-style-type: none"> (a) involves a process or processes or generates waste which is conducted in such a way as to attract birds, insects, vermin or wildlife; (b) in the reasonable opinion of Council uses or would use an excessive amount of water in its operation (c) is not compatible with airport operations or is a use directly incidental to such operations 2. Not to use the lots for residential purposes 3. Not to erect any building on the lots without a Planning Permit from Council 4. Not to allow any development on the lot which is in contravention of the approved Development Control Plan unless otherwise approved by Council <p>NOTE: - Every annexed sheet must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.</p>	

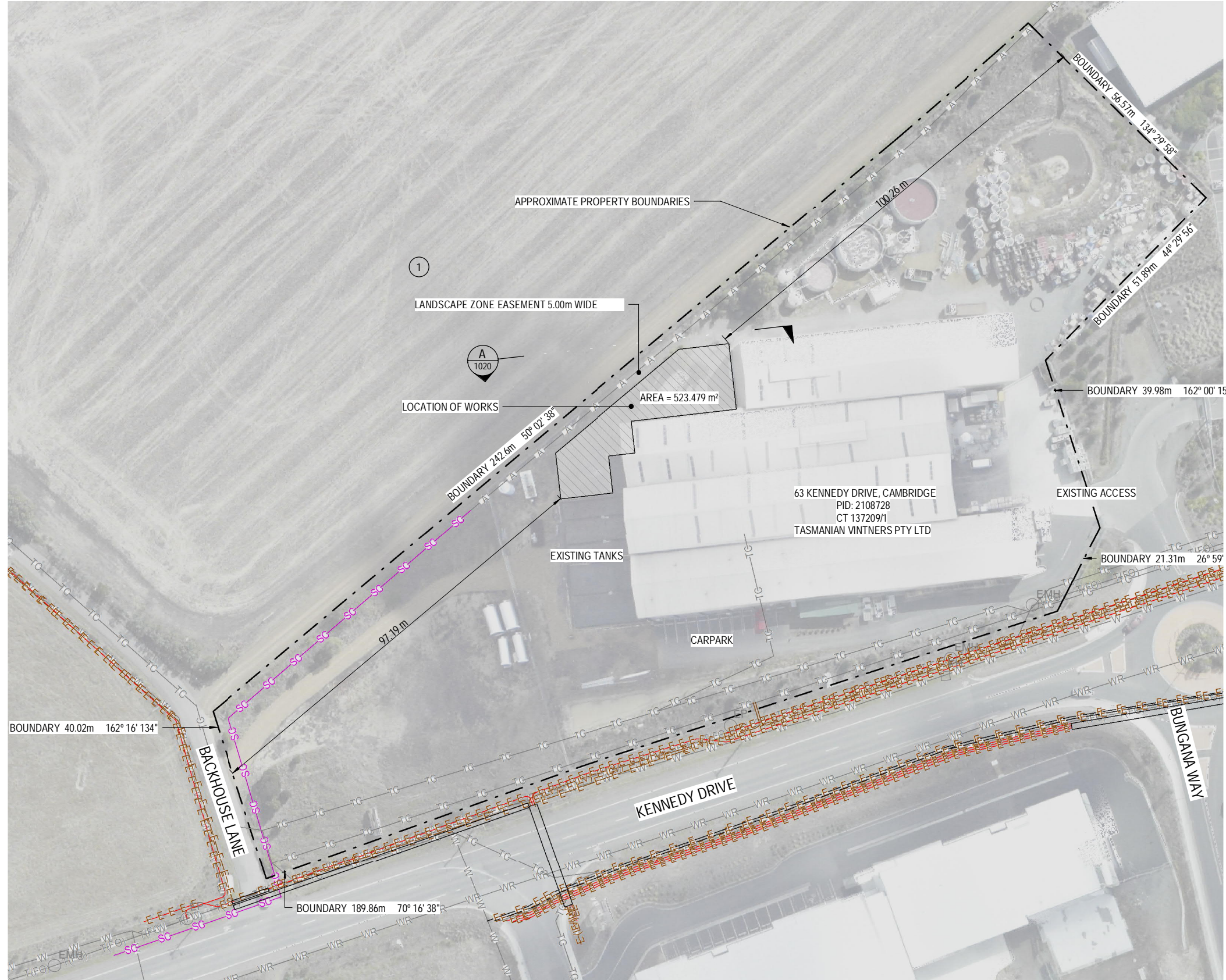
<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 4 OF 4 PAGES</p>	<p>Registered Number</p> <p>SP145407</p>
<p>SUBDIVIDER: - XIN YAN PTY LTD</p> <p>FOLIO REFERENCE: - 140633/1</p>	
<p>COVENANTS CONTINUED</p> <p>5. Not to develop any part of the lots within the areas marked on the plan as "Landscape Zone 5.00 wide" and "Landscape Zone and Drainage Easement 7.50 wide" other than by way of driveway and services access and landscaping.</p> <p>6. Not to erect any building on the lots the external materials of which are unpainted metal or contrast rather than blend with the rural environment.</p> <p>FENCING PROVISION</p> <p>In respect to each Lot on the plan the Vendor Xin Yan Pty Ltd shall not be required to fence.</p>	
<p>NOTE: - Every annexed sheet must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.</p>	

TASMANIAN VINTNERS 63 KENNEDY DRIVE, CAMBRIDGE TANK SLAB EXPANSION

TABLE OF CONTENTS		
DRAWING	REVISION	DESCRIPTION
1000	1	COVER SHEET AND DRAWING LIST
1001	0	STRUCTURAL NOTES
1002	0	STRUCTURAL NOTES
1005	1	SITE PLAN
1010	1	GENERAL ARRANGEMENT
1011	1	SLAB PLAN AND REINFORCEMENT DETAILS
1012	3	SLAB PLAN AND HYDRAULICS DETAILS
1020	0	ELEVATION

DRAWING REVISION HISTORY					APPROVED	SCALE (PLOTTED FULL SIZE)	NOT TO SCALE	SHEET SIZE A3	CLIENT TASMANIAN VINTNERS	DRAWING TITLE COVER SHEET AND DRAWING LIST	
No.	DESCRIPTION	DRAWN	DESIGNED	REVIEWED							DATE
1	SLAB UPDATE, ELEVATION AND ADDITIONAL STORAGE PIT	JF	NDM	RC	12/03/2024	ORIGINAL COPY ON FILE "e" SIGNED BY			PROJECT 63 KENNEDY DRIVE, CAMBRIDGE TANK SLAB EXPANSION	DATUMS: GDA20 / Z55 - AHD	CLIENT No. .
0	ISSUE FOR CONSTRUCTION	JF	NB	RC	18/12/2023					SIGNED	
		DRAWN	DESIGNER	REVIEWED	DATE	DATE			STATUS FOR CONSTRUCTION	18/03/2024 1:06:20 PM	Name: B-P.23.0993-00-STR-DRG-1000

pitt&sherry
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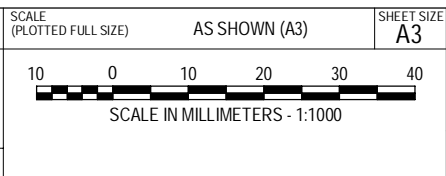


LEGEND

- SW — SW — EXISTING STORMWATER
- A — A — EXISTING ABANDONED LINE SEWER
- SC — SC — EXISTING SEWER PRESSURIZED MAIN CRITICAL
- W — W — EXISTING WATER MAIN
- WR — WR — EXISTING WATER MAIN RECYCLED
- FH — EXISTING FIRE HYDRANT
- T(FO) — T(FO) — EXISTING OPTICAL FIBRE (UNDERGROUND)
- TC(FO) — TC(FO) — EXISTING OPTICAL FIBRE CONDUIT
- TC — TC — EXISTING TELECOM CONDUIT
- EMH — EXISTING CABLE MANHOLE
- EP — EXISTING POLE - POWER
- EC — EC — EXISTING ELECTRICAL CONDUIT
- E — E — EXISTING ELECTRICAL 110kv UNDERGROUND CABLE
- E (LV) — E (LV) — EXISTING ELECTRICAL LV UNDERGROUND CABLE
- E — E — EXISTING ELECTRICAL 22kv UNDERGROUND CABLE
- E — E — EXISTING ELECTRICAL 33kv UNDERGROUND CABLE
- ▭ — ROAD CROSSING

SITE PLAN
SCALE: 1:1000

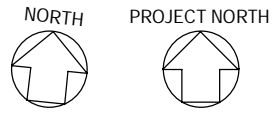
DRAWING REVISION HISTORY						APPROVED	SCALE (PLOTTED FULL SIZE)	AS SHOWN (A3)	SHEET SIZE A3
No.	DESCRIPTION	DRAWN	DESIGNED	REVIEWED	DATE				
1	SLAB UPDATE, ELEVATION AND ADDITIONAL STORAGE PIT	JF	NDM	RC	12/03/2024	ORIGINAL COPY ON FILE e ⁺ SIGNED BY	10 0 10 20 30 40	SCALE IN MILLIMETERS - 1:1000	
0	ISSUE FOR CONSTRUCTION	JF	NB	RC	18/12/2023				
		DRAWN	DESIGNER	REVIEWED	DATE	SIGNED			



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CLIENT	TASMANIAN VINTNERS
PROJECT	63 KENNEDY DRIVE, CAMBRIDGE TANK SLAB EXPANSION
STATUS	FOR CONSTRUCTION

DRAWING TITLE		SITE PLAN	
DATUMS:	GDA20 / Z55 - AHD	CLIENT No.	
DRAWING No.	B-P.23.0993-00-STR-DRG-1005	REVISION	1
18/03/2024 1:06:24 PM Name: B-P.23.0993-00-STR-DRG-1005			



APPROXIMATE PROPERTY BOUNDARIES

1

LOCATION OF WORKS

8.96 m

6.02 m

12.61 m

AREA = 523.479 m²

8.96 m

6.02 m

23.00 m

EXISTING BUILDING

APPROXIMATE PROPERTY BOUNDARIES

GENERAL ARRANGEMENT
SCALE: 1 : 500

DRAWING REVISION HISTORY					
No.	DESCRIPTION	DRAWN	DESIGNED	REVIEWED	DATE
1	SLAB UPDATE, ELEVATION AND ADDITIONAL STORAGE PIT	JF	NDM	RC	12/03/2024
0	ISSUE FOR CONSTRUCTION	JF	NB	RC	18/12/2023
		DRAWN	DESIGNER	REVIEWED	DATE

APPROVED
ORIGINAL COPY ON FILE "e" SIGNED BY
SIGNED
DATE

SCALE (PLOTTED FULL SIZE) 1 : 500

SHEET SIZE A3

SCALE IN MILLIMETERS - 1:100

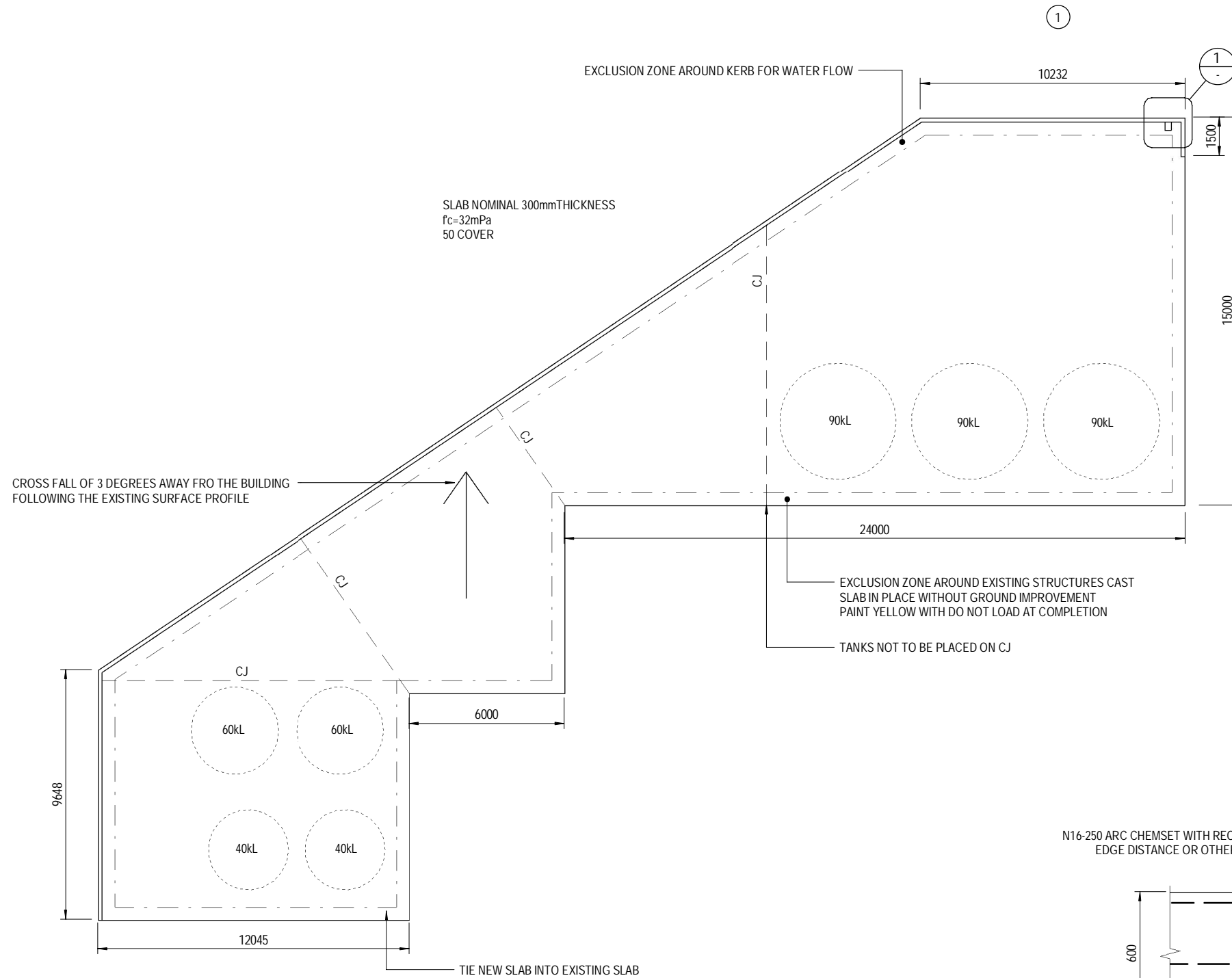
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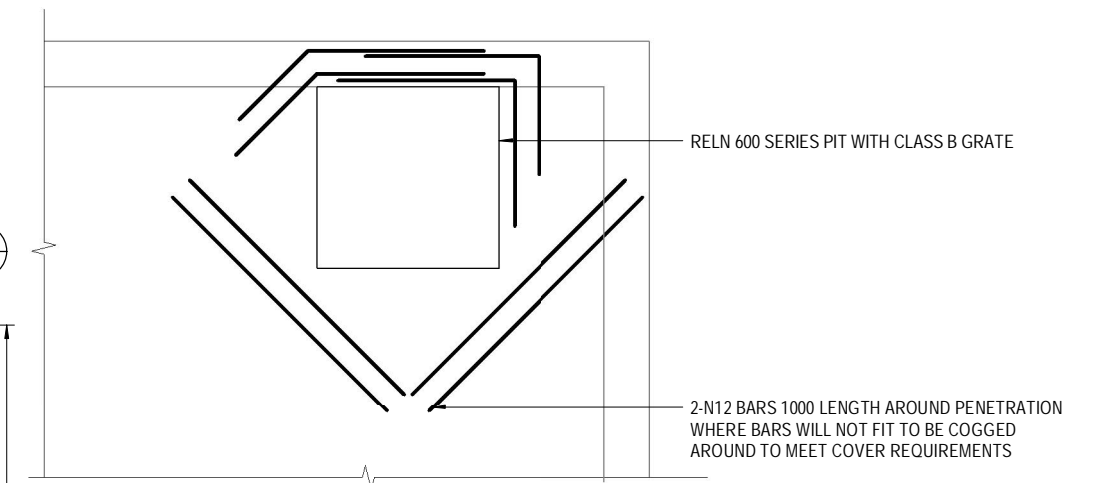
CLIENT	TASMANIAN VINTNERS
PROJECT	63 KENNEDY DRIVE, CAMBRIDGE TANK SLAB EXPANSION
STATUS	FOR CONSTRUCTION

DRAWING TITLE		GENERAL ARRANGEMENT	
DATUMS:	GDA20 / Z55 - AHD	CLIENT No.	-
DRAWING No.	B-P.23.0993-00-STR-DRG-1010	REVISION	1
18/03/2024 1:06:25 PM Name: B-P.23.0993-00-STR-DRG-1010			

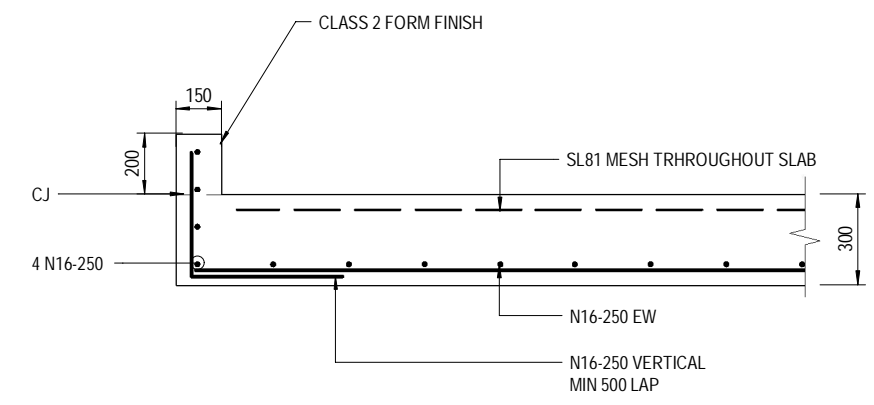


SLAB PLAN
SCALE: 1:200

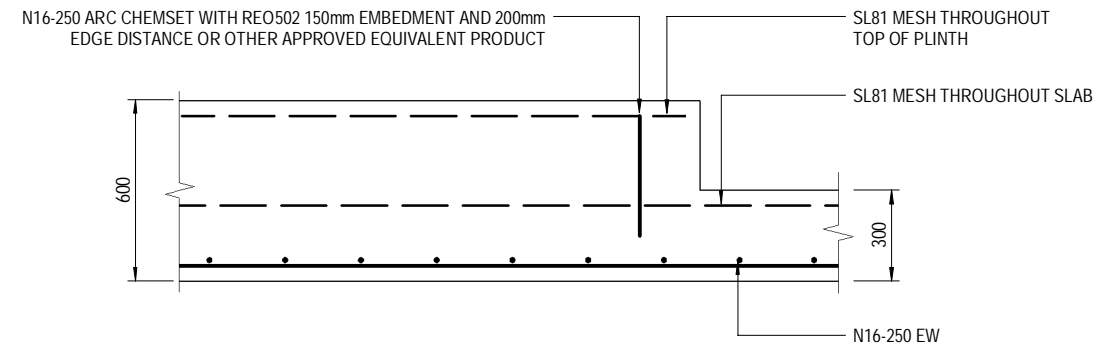
NOTE:
CJ - CONSTRUCTION JOINT (SCRABBLE AND CLEAN SURFACE PRIOR TO APPLICATION OF BONDING AGENT)
ADOPT DANLEY DIAMOND DOWEL 20 SPACING 450 TYP THROUGH CJ



DETAIL 1
SCALE: 1:25



SLAB CORNER TYPICAL SECTION
SCALE: 1:25



TYPICAL PLINTH SECTION
SCALE: 1:25

DRAWING REVISION HISTORY						APPROVED	SCALE (PLOTTED FULL SIZE)	SHEET SIZE
No.	DESCRIPTION	DRAWN	DESIGNED	REVIEWED	DATE			
1	SLAB UPDATE, ELEVATION AND ADDITIONAL STORAGE PIT	JF	NDM	RC	12/03/2024	ORIGINAL COPY ON FILE e SIGNED BY <i>Approver</i>	As indicated 1000 0 1000 2000 3000 4000 SCALE IN MILLIMETERS - 1:100	A3
0	ISSUE FOR CONSTRUCTION	JF	NB	RC	18/12/2023			
		DRAWN	DESIGNER	REVIEWED	DATE	SIGNED		

SCALE (PLOTTED FULL SIZE) As indicated

1000 0 1000 2000 3000 4000

SCALE IN MILLIMETERS - 1:100

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CLIENT: TASMANIAN VINTNERS

PROJECT: 63 KENNEDY DRIVE, CAMBRIDGE
TANK SLAB EXPANSION

STATUS: FOR CONSTRUCTION

DRAWING TITLE: SLAB PLAN AND REINFORCEMENT DETAILS

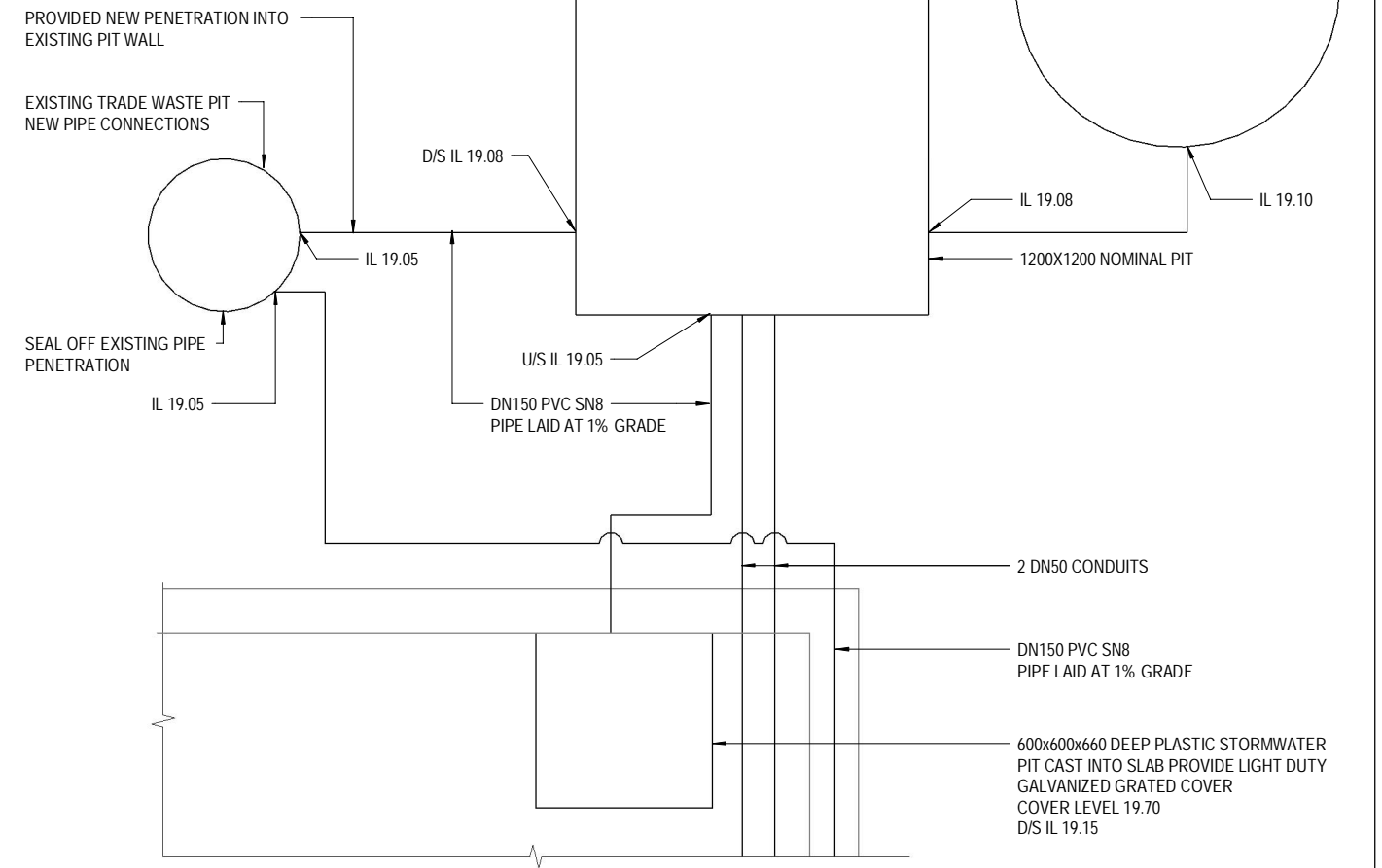
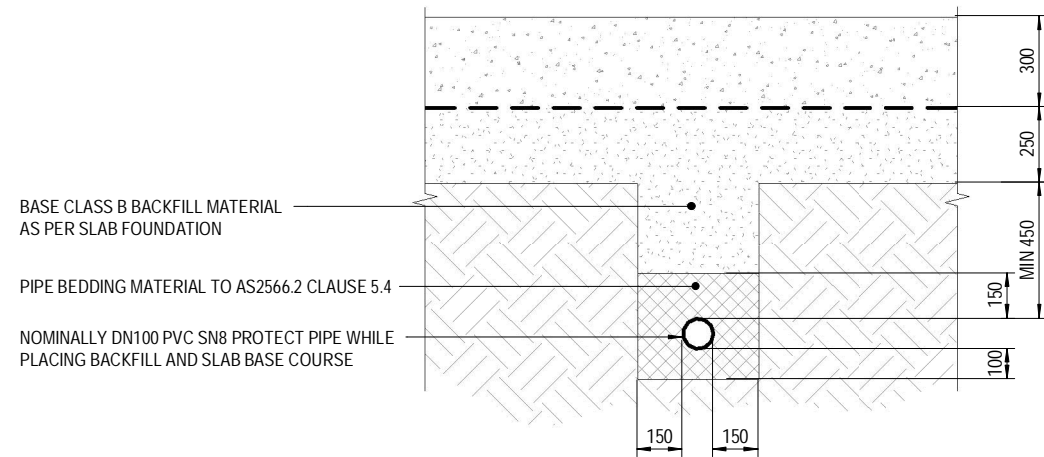
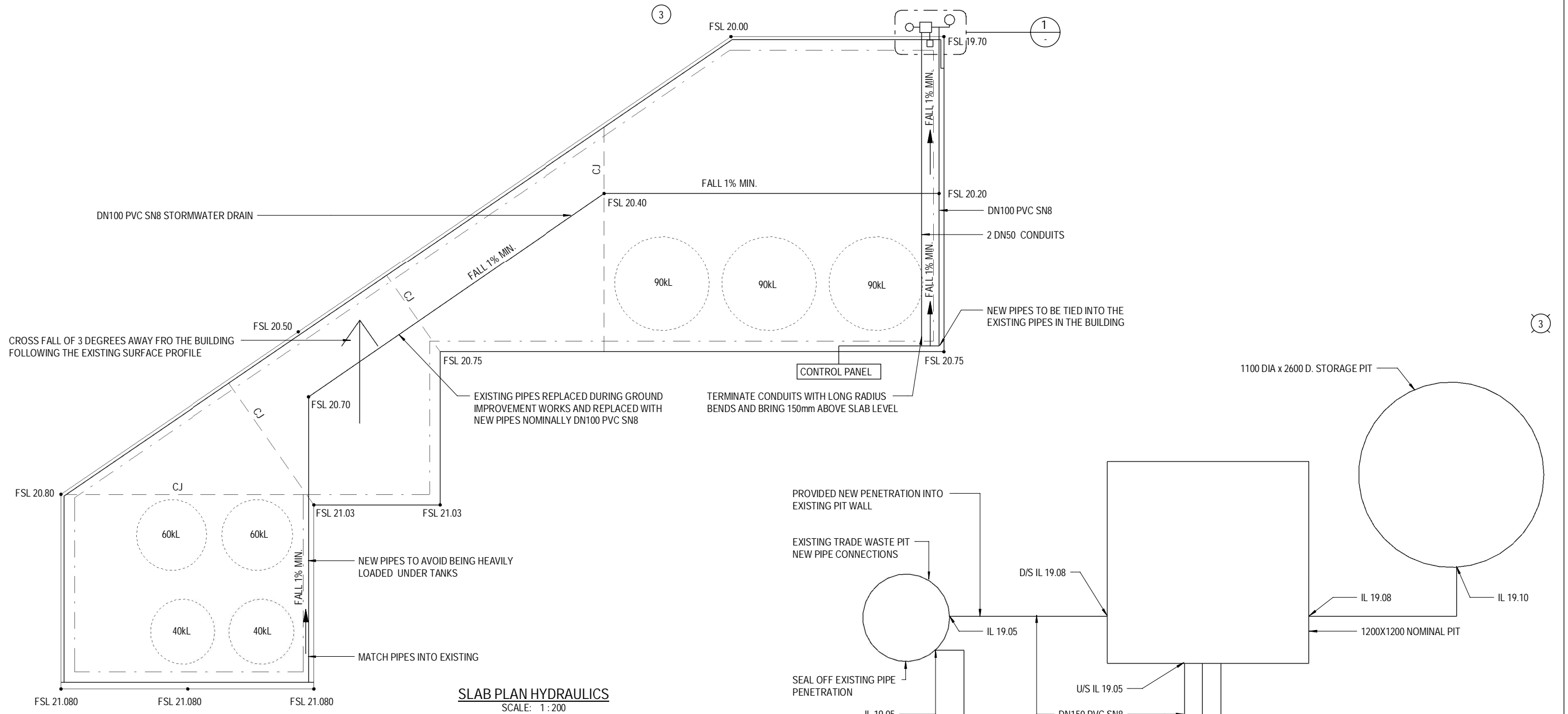
DATUMS: GDA20 / Z55 - AHD

DRAWING No. B-P.23.0993-00-STR-DRG-1011

18/03/2024 1:06:25 PM Name: B-P.23.0993-00-STR-DRG-1011

CLIENT No. .

REVISION 1



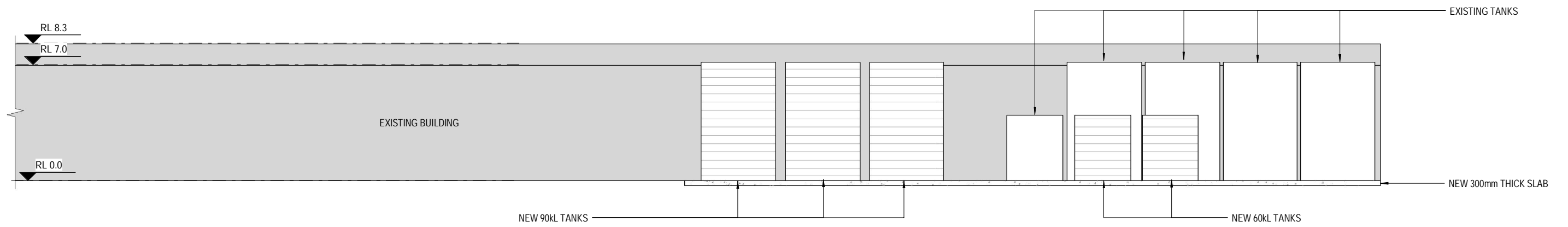
DRAWING REVISION HISTORY					
No.	DESCRIPTION	DRAWN	DESIGNED	REVIEWED	DATE
3	SLAB UPDATE, ELEVATION AND ADDITIONAL STORAGE PIT	JF	NDM	RC	12/03/2024
2	TRADE WASTE VALVE UPDATE	NDM	RC	RC	22/02/2024
1	UPDATED FOR FSL AND PIPE LEVELS	BT	RC	RC	29/01/2024
0	ISSUE FOR CONSTRUCTION	JF	NB	RC	18/12/2023
		DRAWN	DESIGNER	REVIEWED	DATE

APPROVED	SCALE (PLOTTED FULL SIZE)	AS SHOWN (A3)	SHEET SIZE A3
ORIGINAL COPY ON FILE "e" SIGNED BY			
<i>Approver</i>			
SIGNED			

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CLIENT	TASMANIAN VINTNERS
PROJECT	63 KENNEDY DRIVE, CAMBRIDGE TANK SLAB EXPANSION
STATUS	FOR CONSTRUCTION

DRAWING TITLE		SLAB PLAN AND HYDRAULICS DETAILS	
DATUMS:	GDA20 / Z55 - AHD	CLIENT No.	
DRAWING No.	B-P.23.0993-00-STR-DRG-1012	REVISION	3
18/03/2024 1:06:26 PM Name: B-P.23.0993-00-STR-DRG-1012			



ELEVATION **A**
SCALE: 1 : 250

DRAWING REVISION HISTORY						APPROVED	SCALE (PLOTTED FULL SIZE) 1 : 250	SHEET SIZE A3	CLIENT TASMANIAN VINTNERS	DRAWING TITLE ELEVATION	
No.	DESCRIPTION	DRAWN	DESIGNED	REVIEWED	DATE						
0	SLAB UPDATE, ELEVATION AND ADDITIONAL STORAGE PIT	JF	NDM	RC	12/03/2024	SIGNED	<p>SCALE IN MILLIMETERS - 1:100</p>	<p>pittsh.com.au Phone 1300 748 874 ABN 67 140 184 309</p> <p><small>© 2022 PITT & SHERRY OPERATIONS PTY LTD. THE DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT.</small></p>	PROJECT 63 KENNEDY DRIVE, CAMBRIDGE TANK SLAB EXPANSION	DATUMS: GDA20 / Z55 - AHD	CLIENT No. .
										STATUS PRELIMINARY	DRAWING No. B-P.23.0993-00-STR-DRG-1020
<small>18/03/2024 1:06:26 PM Name: B-P.23.0993-00-STR-DRG-1020</small>											